

097.0

0002

0005.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED: 1,540,700 / 1,540,700
 USE VALUE: 1,540,700 / 1,540,700
 ASSESSED: 1,540,700 / 1,540,700



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		WINCHESTER RD, ARLINGTON

OWNERSHIP

Owner 1:	COOK LORING A III	Unit #:	
Owner 2:	COOK BRENDA A		
Owner 3:			

Street 1: 20 WINCHESTER RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02474		Type:	

PREVIOUS OWNER

Owner 1:	DIPAOLA RICHARD E/TRUSTEE -
Owner 2:	MARY J VITELLO TRUST -

Street 1: 20 WINCHESTER RD

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		
Postal: 02474		Type:	

NARRATIVE DESCRIPTION

This parcel contains 18,800 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1922, having primarily Wood Shingle Exterior and 2615 Square Feet, with 1 Unit, 0 Bath, 2 3/4 Baths, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		18800		Sq. Ft.	Site		0	70.	0.65	4			View	25					860,993						861,000	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							63353
							GIS Ref
							GIS Ref
							Insp Date
							02/20/09

PREVIOUS ASSESSMENT									Parcel ID	097.0-0002-0005.0	!7911!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2020	101	FV	674,400	5100	18,800.	861,000	1,540,500	1,540,500	Year End Roll	12/18/2019		
2019	101	FV	504,400	5100	18,800.	861,000	1,370,500	1,370,500	Year End Roll	1/3/2019		
2018	101	FV	504,400	5100	18,800.	738,000	1,247,500	1,247,500	Year End Roll	12/20/2017		
2017	101	FV	504,400	5100	18,800.	688,800	1,198,300	1,198,300	Year End Roll	1/3/2017		
2016	101	FV	504,400	5100	18,800.	590,400	1,099,900	1,099,900	Year End	1/4/2016		
2015	101	FV	477,200	5100	18,800.	528,900	1,011,200	1,011,200	Year End Roll	12/11/2014		
2014	101	FV	477,200	5100	18,800.	489,500	971,800	971,800	Year End Roll	12/16/2013		
2013	101	FV	477,200	5100	18,800.	466,800	949,100	949,100		12/13/2012		

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DIPAOLA RICHARD	51416-499		7/9/2008		985,500	No	No		
VITELLO MARY J	50004-516		8/27/2007	Family		99	No	No	
DIPAOLA RICHARD	37853-200		1/20/2003	Family		No	No		
VITELLO MARY J	34987-209		3/2/2002	Family		99	No	No	
	10504-399		4/6/1964		40,000	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/4/2015	1067	New Wind	12,000		8/4/2015			Replace 3 windows.	11/23/2015	Permit Insp	PC	PHIL C
10/6/2008	1269	Redo Kit	22,000	C				add second fl bath	2/20/2009	Meas/Inspect	372	PATRIOT
									11/17/1999	Inspected	264	PATRIOT
									11/8/1999	Mailer Sent		
									10/18/1999	Measured	263	PATRIOT
									8/26/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA / /

EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH									
Type: 15 - Old Style			Full Bath	Rating:		OF=SINK IN BMT& STALL SHOWER.												
Sty Ht: 2 - 2 Story			A Bath:	Rating:														
(Liv) Units: 1	Total: 1		3/4 Bath: 2	Rating: Good														
Foundation: 1 - Concrete			A 3QBth:	Rating:														
Frame: 1 - Wood			1/2 Bath: 1	Rating: Very Good														
Prime Wall: 1 - Wood Shingle			A HBth:	Rating:														
Sec Wall:		%	OthrFix: 2	Rating: Average														
Roof Struct: 3 - Gambrel			OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl			Kits: 1	Rating: Very Good														
Color: WHITE			A Kits:	Rating:														
View / Desir:			FrpI: 1	Rating: Good														
GENERAL INFORMATION			WSFlue:	Rating:														
Grade: B+ - Good (+)			CONDOS INFORMATION															
Year Blt: 1922	Eff Yr Blt:		Location:															
Alt LUC:		Alt %:	Total Units:															
Jurisdct: G10		Fact: .	Floor:															
Const Mod:			% Own:															
Lump Sum Adj:			Name:															
INTERIOR INFORMATION			DEPRECIATION			REMODELING			RES BREAKDOWN									
Avg Ht/FL: STD			Phys Cond: GV - Good-VG	10. %		Exterior:			No Unit	RMS	BRS	FL						
Prim Int Wall: 2 - Plaster			Functional:		%	Interior:			1	9	3							
Sec Int Wall:		%	Economic:		%	Additions:												
Partition: T - Typical			Special:		%	Kitchen:												
Prim Floors: 3 - Hardwood			Override:		%	Baths:												
Sec Floors:		%	Total: 10.8 %			Plumbing:												
Bsmnt Flr: 12 - Concrete			CALC SUMMARY			Electric:												
Subfloor:			Basic \$ / SQ: 130.00			Heating:												
Bsmnt Gar:			Size Adj.: 1.05160642			General:												
Electric: 3 - Typical			Const Adj.: 1.01989794			COMPARABLE SALES			SUB AREA			SUB AREA DETAIL						
Insulation: 2 - Typical			Adj \$ / SQ: 139.429			Rate	Parcel ID	Typ	Date	Sale Price								
Int vs Ext: S			Other Features: 103167															
Heat Fuel: 1 - Oil			Grade Factor: 1.46															
Heat Type: 3 - Forced H/W			NBHD Inf: 1.00000000															
# Heat Sys: 1			NBHD Mod:															
% Heated: 100		% AC: 100	LUC Factor: 1.00															
Solar HW: NO		Central Vac: NO	Adj Total: 756317															
% Com Wall		% Sprinkled:	Depreciation: 81682			Juris. Factor: 1.00		Before Depr: 203.57										
			Depreciated Total: 674634			Special Features: 0		Val/Su Net: 171.17										
						Final Total: 674600		Val/Su SzAd: 258.02										
MOBILE HOME			Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS			PARCEL ID 097.0-0002-0005.0										IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
3	Garage	D	Y		120X20	A	AV	1922	21.25	T	40	101			5,100		5,100	
More: N	Total Yard Items:	5,100		Total Special Features:						Total:		5,100		AssessPro Patriot Properties, Inc				